

PROPERTY OWNERS ASSOCIATION 7<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**CRYSTAL CREEK HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Collin §

1. Name of Subdivision: Crystal Creek
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Crystal Creek Homeowners Association, Inc.
4. Recording Data for Association: See Exhibit A of the Declaration Plat filed with the county under Vol. M, Pg. 556 of map records.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions filed at the County under Doc# 2001-0049929.

Notice of Filing Dedicatory Instruments is filed under Doc. 20120224000215320.

Contains:

Document Retention Policy  
Document Inspection and Copying Policy  
Alternative Payment Plan Policy  
Rescission of Collection Policies  
Email Registration Policy  
Solar Energy Device Guidelines  
Rainwater Collection Device Guidelines  
Roofing Materials Guidelines  
Flag Display Guidelines  
Religious Display Guidelines

6. Bylaws: The Bylaws are attached to the Certificate filed under Doc. 20121217001599010
- Articles of Incorporation: The Articles are attached to the Certificate filed under Doc. 20121217001599010

7. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association:

Resolutions/Policies/Guidelines: All policies are filed under Doc# 2013040000451270

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Architectural Guidelines

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

The below Resolutions/Policies/Guidelines are filed under Document No. 20131011001409940:

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Update Mailing Address and Contact Information is filed under Document No.

20180918001168180

Crystal Creek Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20190408000363640.

Crystal Creek Homeowners Association, Inc. Violation Enforcement Resolution are filed under Document No. 20200702001023830

8. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management

17319 San Pedro Ave, #318

San Antonio, TX 78232

contact@spectrumam.com

210-494-0659

[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

9. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25<sup>th</sup> day of October, 2021.

Crystal Creek Homeowners Association, Inc.

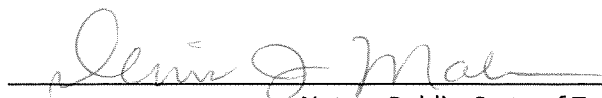
By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

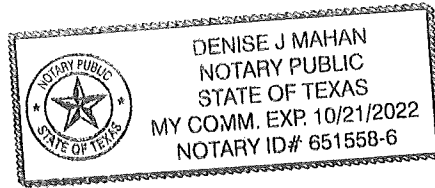
County of Bexar §

This instrument was acknowledged and signed before me on 25<sup>th</sup>,  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Crystal Creek Homeowners Association, Inc., on behalf of said association.

  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
10/28/2021 12:46:36 PM  
\$38.00 CARLA  
20211028002203410

